

ROSEBUD ACRES FIRST ADDITION

SEC 22, T-7-S, R-4-E, JACKSON TWP. AUGLAIZE CO.

68444

PLAT BOOK C; PAGE 129 + 130
AUGLAIZE COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS 21 DAY OF
November, 1996 AT 10:35 A.M.

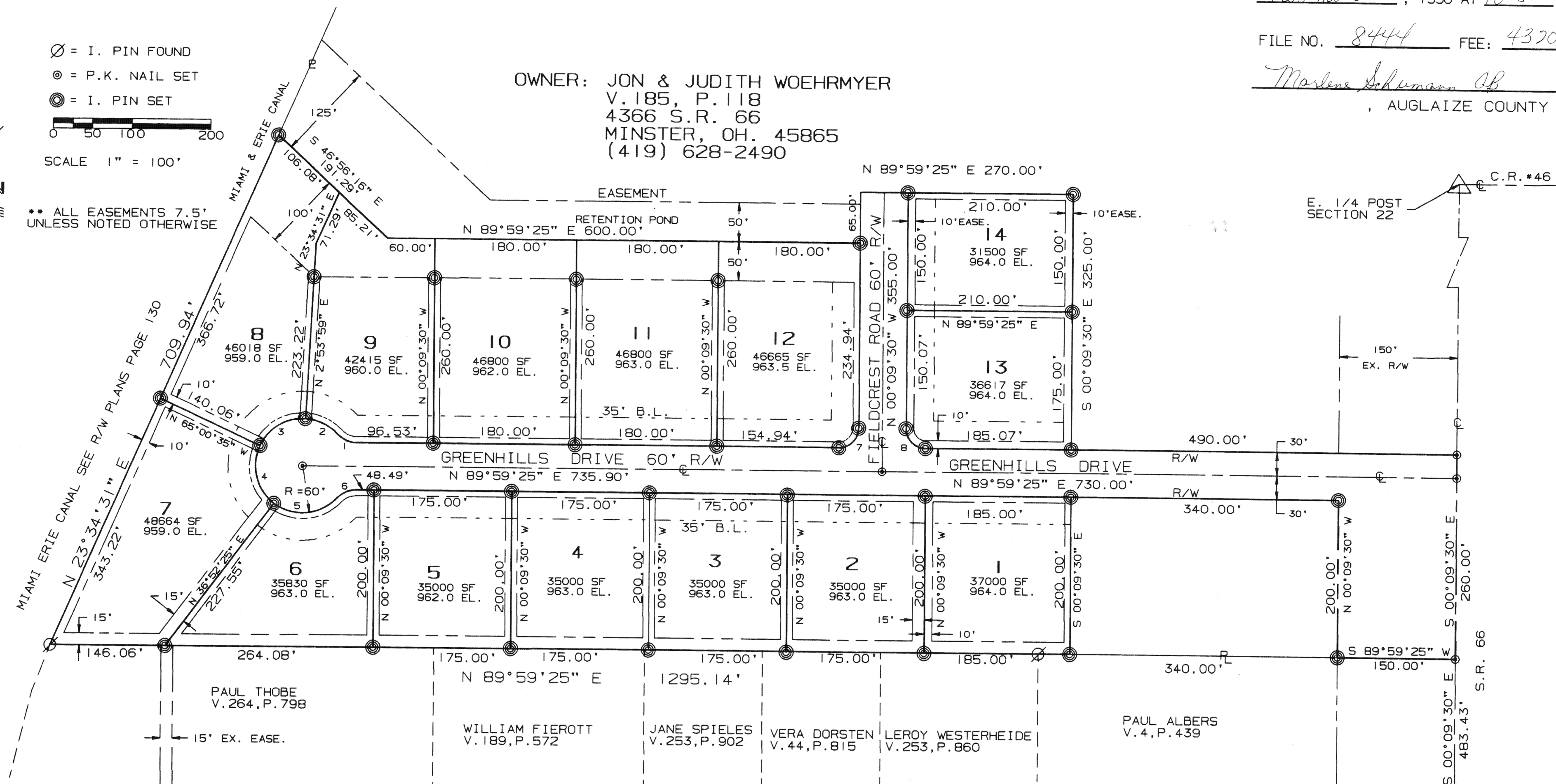
FILE NO. 8444 FEE: 43.20

Marlene Schumann AB
AUGLAIZE COUNTY RECORDER

Ø = I. PIN FOUND
⊙ = P.K. NAIL SET
⊙ = I. PIN SET
SCALE 1" = 100'

** ALL EASEMENTS 7.5'
UNLESS NOTED OTHERWISE

OWNER: JON & JUDITH WOEHMYER
V.185, P.118
4366 S.R. 66
MINSTER, OH. 45865
(419) 628-2490



DESCRIPTION

BEING 16.159 ACRES LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWN 7 SOUTH, RANGE 4 EAST, JACKSON TOWNSHIP, VILLAGE OF MINSTER, AUGLAIZE COUNTY, STATE OF OHIO, AND BEING FURTHER DESCRIBED AS FOLLOWS;

COMMENCING AT A MONUMENT BOX LOCATED AT THE S.E. CORNER OF SECTION 22; THENCE N 00°09'30" W ALONG THE EAST SECTION LINE AND APPROXIMATE CENTERLINE OF S.R. 66 A DISTANCE OF 483.43 FEET, FOR THE TRUE POINT OF BEGINNING;

THENCE S 89°59'25" W A DISTANCE OF 150.00 FEET;

THENCE N 00°09'30" W ALONG THE WEST R/W LINE OF S.R. 66 A DISTANCE OF 200.00 FEET;

THENCE S 89°59'25" W A DISTANCE OF 340.00 FEET;

THENCE S 00°09'30" E A DISTANCE OF 200.00 FEET;

THENCE S 89°59'25" W A DISTANCE OF 1,295.14 FEET;

THENCE N 23°34'31" E ALONG THE EAST R/W OF THE MIAMI-ERIE CANAL A DISTANCE OF 709.94 FEET;

THENCE S 46°56'16" E A DISTANCE OF 191.29 FEET;

THENCE N 89°59'25" E A DISTANCE OF 600.00 FEET;

THENCE N 00°09'30" W A DISTANCE OF 65.00 FEET;

THENCE N 89°59'25" E A DISTANCE OF 270.00 FEET;

THENCE S 00°09'30" E A DISTANCE OF 325.00 FEET;

THENCE N 89°59'25" E A DISTANCE OF 490.00 FEET;

THENCE S 00°09'30" E ALONG THE EAST SECTION LINE AND APPROXIMATE CENTERLINE OF S.R. 66 A DISTANCE OF 260.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 16.159 ACRES OF LAND MORE OR LESS.

LAST TRANSFER OF RECORD IN OFFICIAL RECORDS VOLUME 185, PAGE 118
BEARINGS FROM SURVEY BY THOMAS W. STEINKE REG. SURVEYOR #6177 DATED 5-93

CURVE INFORMATION

CURVE 1 DATA
RADIUS = 35.00'
ARC LENGTH = 28.60'
DELTA = 46°49'35"
CHORD = N 66°35'46" W 27.81'

CURVE 4 DATA
RADIUS = 60.00'
ARC LENGTH = 87.66'
DELTA = 78°07'00"
CHORD = S 14°04'05" E 75.61'

CURVE 7 DATA
RADIUS = 25.00'
ARC LENGTH = 39.33'
DELTA = 90°08'55"
CHORD = S 44°54'57" E 35.40'

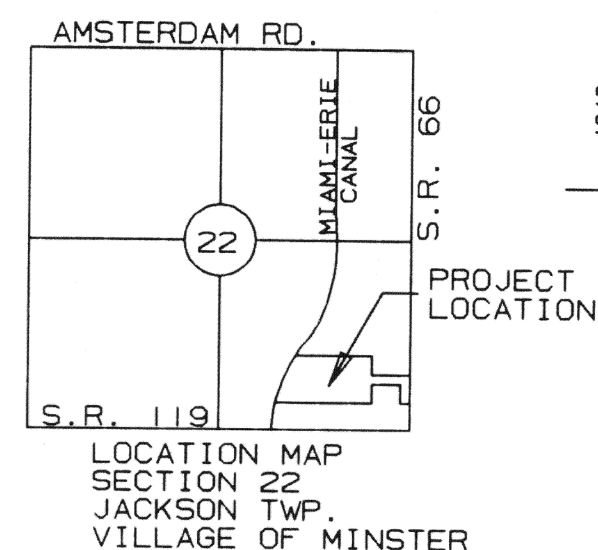
CURVE 2 DATA
RADIUS = 60.00'
ARC LENGTH = 45.99'
DELTA = 43°55'01"
CHORD = N 63°08'30" W 44.87'

CURVE 5 DATA
RADIUS = 60.00'
ARC LENGTH = 87.66'
DELTA = 83°42'35"
CHORD = N 85°01'08" E 80.07'

CURVE 8 DATA
RADIUS = 25.00'
ARC LENGTH = 39.21'
DELTA = 89°51'05"
CHORD = N 45°05'03" W 35.31'

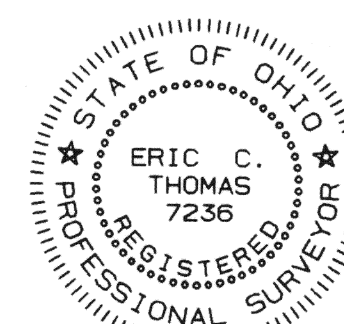
CURVE 3 DATA
RADIUS = 60.00'
ARC LENGTH = 157.08'
DELTA = 67°54'34"
CHORD = S 58°56'42" W 71.11'

CURVE 6 DATA
RADIUS = 35.00'
ARC LENGTH = 28.60'
DELTA = 46°49'35"
CHORD = N 66°34'36" E 27.81'



I HEREBY CERTIFY THIS SUBDIVISION PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS SHOWN HEREON. ALL CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C. AND P.T.

Eric C. Thomas
ERIC C. THOMAS, REGISTERED SURVEYOR #7236



ROSEBUD ACRES FIRST ADD.
MINSTER, OHIO

JON WOEHMYER OWNER

THOMAS ENGINEERING AND SURVEYING
208 SOUTH CEDAR STREET
COLDWATER, OHIO 45828
(419) 678-8098

DATE 9-30-96
DRAWN BY:
TRACED BY:
CHECKED BY:
SCALE: 1" = 100'

SHEET NO.
1 OF 2

ROSEBUD ACRES FIRST ADDITION
SEC 22, T-7-S, R-4-E, JACKSON TWP. AUGLAIZE CO.

PLAT BOOK _____; PAGE _____
AUGLAIZE COUNTY RECORDER'S RECORD OF PLATS
RECEIVED FOR RECORD THIS _____ DAY OF _____
_____, 1996 AT _____ A.M.
FILE NO. _____ FEE: _____
_____, AUGLAIZE COUNTY RECORDER

ACCEPTANCE

AT A MEETING OF THE PLANNING COMMISSION OF THE
VILLAGE OF MINSTER, OHIO, HELD
THIS 02ND DAY OF OCTOBER 1996, THIS PLAT WAS REVIEWED AND APPROVED.

Lee Fortkamp Jr. CHAIRMAN
LEE FORTKAMP JR.
Dennis Kitzmiller DENNIS KITZMILLER MAYOR
Rick Schwartz RICK SCHWARTZ PRESIDENT OF COUNCIL
John W. Stechschulte JOHN W. STECHSCHULTE CLERK OF COUNCIL

TRANSFER

TRANSFERRED THIS 21ST DAY OF November, 1996
Quynh Schumann KK BY: [Signature]
AUGLAIZE COUNTY AUDITOR DEPUTY AUDITOR

DEDICATION

WE, THE UNDERSIGNED, BEING ALL OF THE OWNERS OF THE LAND HEREIN
PLATTED, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND THE RESTRICTIVE
COVENANTS AND DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID
PLAT AND TO THE DEDICATION OF THE STREETS AS SHOWN HEREON, TO THE PUBLIC
USE FOREVER.

EASEMENTS SHOWN OR NOTED ON THIS PLAT ARE FOR THE CONSTRUCTION,
MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF OPEN DITCH SURFACE
WATER DRAINAGE OR OPERATION OF GAS, SEWER, WATER, ELECTRIC, TELEPHONE
OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF
REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF
SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY
FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

OWNER:

Jon Woehrmeyer Judith Woehrmeyer Mary Pronger Barbara C. Meyer
JON WOEHMYER, JUDITH WOEHMYER WITNESS WITNESS

ACKNOWLEDGEMENT

BEFORE ME A NOTARY PUBLIC IN AND FOR AUGLAIZE COUNTY, STATE OF OHIO,
PERSONALLY APPEARED THE ABOVE SIGNED OWNER AND ACKNOWLEDGED THE SIGNING
OF THE FOREGOING INSTRUMENT AND TO BE THEIR FREE ACT AND DEED.

IN TESTIMONY THEREOF I HAVE AFFIXED MY HAND AND SEAL THIS
2ND DAY OF November 1996.

Mary K. Pronger
Notary Public

COVENANTS AND RESTRICTIONS APPLYING TO ROSEBUD ACRES, MINSTER, OHIO

All lots included in Rosebud Acres in Minster, Ohio are hereby made subject to the following
additional covenants and restrictions, not recited on the plat, which shall run with the persons,
firms, or corporations claiming under them:

1. Building lines with reference to the streets are as shown on the plat.
2. Yard requirements shall conform to Section 1260.50 of the Planning and Zoning Code of the
Codified Ordinances of Minster, Ohio.
3. These lots are restricted to residential use only. No residence other than a detached
single family dwelling and not more than one such residence shall be constructed on each lot.
4. No dwelling shall exceed two (2) stories in height.
5. The final, finished yard grade in the center, at the front elevation of the building, shall
be not less than 12" nor more than 24" above elevation of the established top of the curb
grade, directly in front and at the center of said building. In the case of corner lots
this restriction applies to the sideyards. In the event that topographical conditions make
compliance with this restriction unduly difficult, then yard grades shall be established
by the Rosebud Committee and shall be included as a supplementary restriction, and the deed
conveying the lot; and said restriction shall run with the lot when conveyed.

6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or
other out building shall be placed or used on any lot at any time as a residence either
temporarily or permanently.
7. No sign of any kind shall be displayed to public view on any lot except one professional
sign of not more than one square foot or one sign of not more than five square feet,
advertising the property for sale or rent.
8. No animals, livestock, or poultry of any kind, except dogs, cats, or other household pets,
shall be raised, bred, or kept on any lot.
9. No fuel oil storage tanks.
10. No structure for residential purposes shall be moved upon any lot, nor shall used or salvage
material be used on the exterior of any dwelling or other building.
11. No noxious or offensive activity shall be carried out on any lot, nor shall anything be
done thereon which may be or may become an annoyance to the neighborhood.
12. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevation between
2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot
within the triangular area formed by the street property lines and a line connecting them
at points 25 feet from the intersection of the street lines. No tree shall be permitted to
remain within such triangular area unless the foliage lines are maintained at sufficient
height to prevent obstruction of such sight lines.
13. No structure can be moved upon any lot other than an authorized industrialized unit built
according to the Ohio Board of Building Standards and approved by the State of Ohio,
Department of Industrial Relations.
14. Foundation walls under all living areas shall be a minimum of eight inches in thickness.
15. All one and a half or two story dwellings shall have a finished stairway to the second floor.
16. The ground floor living area of the main structure, exclusive of attached garages, porches,
or breezeways and patios shall not be less than the following:
A. Minimum floor area for single family dwellings shall be 1850 square feet for one
story dwellings and 1300 square feet on the ground floor for one and a half or
two story dwellings.
B. All single family residences must have a two car garage with a minimum of 400 square feet.
C. A duplex must have a minimum of 950 square feet in each apartment with each apartment
having an attached garage.
17. 50% of external siding must be brick, wood, or stone.
18. All plans must be approved by a committee appointed by Rosebud Acres.
19. No junk or hobby cars or trucks will be stored on the outside of any dwelling at any time.
20. No wood piles or trash piles will be permitted in the front or side yards of any lot.
21. All homes shall have a minimum roof pitch of 5/12.
22. Out building must be on a foundation, same roof pitch as house, and same 50% of external
siding as house. Minimum of 350 square feet. Must be to rear of Main residence.
23. Detention pond is private property of water edge property owners.
24. All driveways shall be concrete, brick, or pavers.
25. Sidewalks shall be the responsibility of the lot owner and meet Village of Minster specs.
26. The roof shall be covered with wood, composition, or asphalt shingles.
27. Construction of buildings shall be completed within a period of one year from the time
construction is commenced.
28. No outside building shall be constructed upon any lot prior to the construction of the
main residence.
29. Natural storm water drainage shall be maintained.
30. Weeds and underbrush must be kept under control at all times.
31. Electrical service shall be underground from existing service to any structure; same as
for telephone and cable television.
32. Development committee shall have the right to enforce these covenants and restrictions.

ROSEBUD ACRES FIRST ADD. MINSTER, OHIO		
JON WOEHMYER OWNER		
THOMAS ENGINEERING AND SURVEYING 208 SOUTH CEDAR STREET COLDWATER, OHIO 45828 (419) 678-8098		
DATE 9-30-96	DRAWN BY: TRACED BY: CHECKED BY: SCALE: 1" = 100'	SHEET NO. 2 OF 2

AMENDMENT TO COVENANTS AND RESTRICTIONS FOR THE SUBDIVISION KNOWN AS ROSEBUD ACRES FIRST ADDITION

WHEREAS, the subdivision of real property known as, ROSEBUD ACRES FIRST ADDITION (the "Subdivision") is located in the Village of Minster, Auglaize County, Ohio and contains lots numbered 1 through 14; and

WHEREAS, the plat of the Subdivision is recorded at Plat Cabinet C, Slide 130-131, Auglaize County, Ohio; and

WHEREAS, the parties to this agreement are the owners (the "Owners") of all the lots in the Subdivision; and

WHEREAS, the Owners wish to amend the covenants and restrictions to remove any inconsistencies; and

IT IS HEREBY AGREED AS FOLLOWS:

1. Amendment. Item 16 C of the covenants and restrictions for the Subdivision is hereby deleted. The purpose of this amendment is to remove any inconsistencies as the lots in the Subdivision are solely for detached single family dwellings.

In Witness Whereof the undersigned have set their hand the 6TH day of JANUARY, 1997.

[Signature]
Witness

[Signature]
Witness

[Signature]
JON H. WOEHMYER

[Signature]
JUDITH M. WOEHMYER

STATE OF OHIO)
) SS:
COUNTY OF Auglaize)

Before me, a notary public in and for said County and State, personally appeared the above-named JON H. WOEHMYER and JUDITH M. WOEHMYER, husband and wife, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at Minster, Ohio this 6TH day of JANUARY, 1997.



KEITH M. SCHNELLE
ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
MY COMM. HAS NO EXPIRATION DATE

[Signature]
Notary Public

This instrument prepared by the firm of
Elsass, Wallace, Evans, Schnelle & Co., L.P.A.
Attorneys at Law, Sidney, Ohio 45365.